

City of Las Vegas

REDEVELOPMENT AGENCY AGENDA

REDEVELOPMENT AGENCY MEETING OF: JUNE 1, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:06 A.M.

PRESENT: CHAIRMAN GOODMAN, and MEMBERS REESE, BROWN, MACK, WEEKLY, WOLFSON, and TARKANIAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(11:06)

2-1138

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 1, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT DISCUSSION

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF APRIL 6, 2005 AND THE SPECIAL JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING - BUDGET WORKSHOP OF MARCH 22, 2005

Fiscal Impact:

- | | |
|-------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | No Impact |
| <input type="checkbox"/> | Budget Funds Available |
| <input type="checkbox"/> | Augmentation Required |

Amount:

Dept./Division:

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(11:06)

2-1145

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 1, 2005

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR:** SCOTT D. ADAMS CONSENT DISCUSSION**SUBJECT:**

TABLED ITEM - REPORT AND POSSIBLE ACTION REGARDING RECENT UNIVERSITY OF NEVADA LAS VEGAS (UNLV) SCHOOL OF ARCHITECTURE CHARRETTE FOR LAS VEGAS ENTERPRISE PARK COMMERCIAL PARCEL LOCATED AT THE SOUTHWEST CORNER OF MARTIN LUTHER KING AND LAKE MEAD BOULEVARDS AND OTHER MATTERS RELATED THERETO - WARD 5 (WEEKLY)

Fiscal Impact:

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on a recent architectural design charrette conducted by UNLV School of Architecture downtown studio and the Office of Business Development to generate conceptual ideas for the development of the 10-acre commercial parcel at the southwest corner of Martin Luther King and Lake Mead Boulevards.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of PowerPoint

MOTION:

WEEKLY - ACCEPTED the report - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation to describe the design ideas put together by the four-group charrette for the parcel at the southwest corner of Martin Luther King and Lake Mead Boulevards.

Group One, consisting of BRIAN PUGH, DOUG NIEMAN, and ANDI REDDICK, proposed the concept of a cluster of Spanish Colonial or Mediterranean architectural-style neighborhood boutiques, with a smaller grocery anchor, an area to conduct a regular 20-to-25,000-square-foot farmer's market, and sit-down restaurants and cafes out front. The existing McDonalds would stay and a bus-stop would be incorporated along Lake Mead.

Group Two, consisting of JOSE COCA, MARCO DAVIS, and PEPE RUIZ, proposed a denser, more contemporary, urban style neighborhood center, with an inside-out scheme anchored by an approximate 40-to-50,000-square-foot supermarket. The density would require a freestanding one- or two-level parking deck tucked into the back corner of the site. It would also include a memorial park to J.T. McWILLIAMS, and the McDonalds would remain. An added signature piece, such as a tall bell tower, is also part of the design.

Group Three, consisting of WALTER HUERTAS, DAVE MADRID, CHRIS PETTIT, and SAORI

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MINUTES - Continued:

TSUKAMOTO, designed a mixed-use center, which they perceive to be a dynamic, modern, and easily accessible catalyst to encourage more redevelopment and new construction in West Las Vegas. The McDonalds would stay in place. A supermarket would be located in the center of the plaza to serve as a beacon for development, with offices stacked on top of the supermarket and directly accessible from the three-level parking structure.

Group Four, including J.R. DUENSING, ELLIE GONOVA, and TIMO HARRISON, developed an optimistic scheme for a dense, urban lifestyle center, with the McDonalds incorporated as a food outlet on a new corner plaza. It requires about two levels of underground parking and includes three levels of apartments or condos atop the two levels of commercial surrounded courtyards. It also includes internal urban shopping streets and a large round space in the middle for public events and jazz concerts.

Finally, MR. ADAMS summarized the results. He noted that staff learned the following: 1) a strong sense of community is needed with a shopping center that will become an anchor to stimulate further redevelopment; 2) quality architecture and space planning is very important; 3) good visibility is a must; 4) the plaza can be mixed-use with a variety of uses; 5) staff should investigate whether the location is good for a neighborhood market; 6) building density may require some form of structured parking; and 7) iconic symbols are important to define a strong sense of place.

MEMBER WEEKLY thanked MR. ADAMS, his staff, and the UNLV students for taking time out of their busy schedules and for taking this project seriously. He congratulated them on their recent graduations. He noted that this parcel is a great location for a full grocery store. In 1992, when FRANK HAWKINS was in office, the bulk of the residences were near Owens. With the shift in the community and new residential developments around MLK and Lake Mead, he believes a desired grocery store can be attracted.

Staff is going to monitor things closely, and MEMBER WEEKLY is ready to move forward. The Agency entered into an agreement to help development of Parcels A and B, worked with FRANK HAWKINS on the Granny Project, and is looking into potentially developing Marble Manor.

At the request of CHAIRMAN GOODMAN, MR. ADAMS spoke briefly about the recent shopping center convention. City staff took a booth and made a major push to market the City to retailers, with a focus on grocery retailers. A number of meetings were set up. There is significant interest on the part of at least one grocer to locate in West Las Vegas. Staff feels that it was very successful.

MEMBER WEEKLY asked MR. ADAMS to go over the incentive package that was designed to work with proposed SB229. MR. ADAMS explained that staff has worked carefully to craft an incentive package that would apply to either the 9.5-acre site or Edmond Town Center to secure a grocery store and/or a non-grocery anchor. The recently approved Commercial Visual Improvement Program is a part of the incentive package, and it might also include a TIF (Tax Increment Finance) rebate concept for both tentative improvements and for the entire commercial development, either for the Edmond Town Center new construction or new construction at the 9.5-acre site. Coupled with SB229, which provides tax rebates for personal improvements, the incentive package will be quite powerful and will probably secure a grocery store in West Las Vegas.

(11:06 - 11:28)

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REDEVELOPMENT AGENCY MEETING OF: JUNE 1, 2005

MINUTES - Continued:

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

BEATRICE TURNER, West Las Vegas resident, said that the West Las Vegas community needs a grocery store, as well as other services that are lacking. She expressed concern about the veterans building near the Edmond Town Center being left vacant. Blight and vacant buildings will continue in West Las Vegas.

VERONICA JONES, West Las Vegas resident, stated that she liked most of the design ideas that resulted from the charrette. She hopes the community will be involved in the final decision. She does not want to see empty buildings in West Las Vegas and strongly believes that a full-service grocery store is needed in West Las Vegas. The appropriate location for it would be MLK and Lake Mead, not Owens. More visible signage would help Edmond Town Center be successful. MEMBER WEEKLY indicated that the charrettes were held to get ideas for the type of development that could be located on that parcel. Community input meetings will be scheduled and the information will be relayed to the selected developer.

JERRY M. NEAL, Secretary of the Marble Manor Resident Council, thanked the Agency members for being present. He hopes eminent domain is not used to take over people's property and that what occurred with the Vons at Edmond Town Center does not set a precedent for West Las Vegas. Otherwise, developers and business owners are not going to want to bring their money into the West Las Vegas community. Vacant buildings decrease property values. He suggested City staff develop a 20-year vision. He expressed dissatisfaction about MR. EDMOND accepting \$47,000 for a store that should be closed. He sold out the neighborhood.

(11:28 - 11:35)

2-2009

THE MEETING ADJOURNED AT 11:35 A.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
July 13, 2005

Barbara Jo Ronemus, Secretary